



## DEVELOPMENT APPLICATION STORM WATER STANDARDS QUESTIONNAIRE

### INSTRUCTIONS:

This questionnaire must be completed by applicant in advance of submitting for a development application (subdivision and land use planning approvals and construction permits). The results of the questionnaire determine the level of storm water pollution prevention standards applied to a proposed development or redevelopment project. Many aspects of project site design are dependent upon the storm water pollution protection standards applied to a project.

Applicant responses to the questionnaire represent an initial assessment of the proposed project conditions and impacts. City staff has responsibility for making the final assessment after submission of the development application. A staff determination that the development application is subject to more stringent storm water standards, than initially assessed by the applicant, will result in the return of the development application as incomplete.

If applicants are unsure about the meaning of a question or need help in determining how to respond to one or more of the questions, they are advised to seek assistance from Engineering Department Development Services staff.

A separate completed and signed questionnaire must be submitted for each new development application submission. Only one completed and signed questionnaire is required when multiple development applications for the same project are submitted concurrently. In addition to this questionnaire, applicants for construction permits must also complete, sign and submit a Construction Activity Storm Water Standards Questionnaire.

To address pollutants that may be generated from new development, the City requires that new development and significant redevelopment priority projects incorporate Permanent Storm Water Best Management Practices (BMPs) into the project design, which are described in Section 2 of the City's Storm Water Standards Manual. This questionnaire should be used to categorize new development and significant redevelopment projects as priority or non-priority, to determine what level of storm water standards are required or if the project is exempt.

#### 1. Is your project a **significant redevelopment**?

*Definition:*

**Significant redevelopment** is defined as the creation or addition of at least 5,000 square feet of impervious surface on an already developed site.

**Significant redevelopment** includes, but is not limited to: the expansion of a building footprint; addition to or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction remodeling; replacement of an impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction.

**Note:** If the Significant Redevelopment results in an increase of less than fifty percent of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the numeric sizing criteria discussed in Section F.1.b. (2)(c) applies only to the addition, and not to the entire development.

2. If your project **IS** considered significant redevelopment, then please skip Section 1 and proceed with Section 2.
3. If your project **IS NOT** considered significant redevelopment, then please proceed to Section 1.

## SECTION 1

### NEW DEVELOPMENT

PRIORITY PROJECT TYPE Does your project meet one or more of the following criteria:	YES	NO
1. <u>Home subdivision of 100 units or more.</u> Includes SFD, MFD, Condominium and Apartments		
2. <u>Residential development of 10 units or more.</u> Includes SFD, MFD, Condominium and Apartments		
3. <u>Commercial and industrial development greater than 100,000 square feet including parking areas.</u> Any development on private land that is not for heavy industrial or residential uses. Example: Hospitals, Hotels, Recreational Facilities, Shopping Malls, etc.		
4. <u>Heavy Industrial / Industry greater than 1 acre</u> (NEED SIC CODES FOR PERMIT BUSINESS TYPES) SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539		
5. <u>Automotive repair shop.</u> SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539		
6. <u>A New Restaurant where the land area of development is 5,000 square feet or more including parking areas.</u> SIC code 5812		
7. <u>Hillside development</u> (1) greater than 5,000 square feet of impervious surface area and (2) development will grade on any natural slope that is 25% or greater		
8. <u>Environmentally Sensitive Area (ESA).</u> Impervious surface of 2,500 square feet or more located within, "directly adjacent" <sup>2</sup> to (within 200 feet), or "discharging directly to" <sup>3</sup> receiving water within the ESA <sup>1</sup>		
9. <u>Parking lot.</u> Area of 5,000 square feet or more, or with 15 or more parking spaces, and potentially exposed to urban runoff		
10. <u>Retail Gasoline Outlets – serving more than 100 vehicles per day</u> Serving more than 100 vehicles per day and greater than 5,000 square feet		
11. <u>Streets, roads, highways, and freeways.</u> Project would create a new paved surface that is 5,000 square feet or greater.		
12. <u>Coastal Development Zone.</u> Within 200 feet of the Pacific Ocean and (1) creates more than 2500 square feet of impermeable surface or (2) increases impermeable surface on property by more than 10%.		

1 Environmentally Sensitive Areas include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Multi Species Conservation Program within the Cities and Count of San Diego; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.

2 "Directly adjacent" means situated within 200 feet of the environmentally sensitive area.

3 "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flow from adjacent lands.

#### Section 1 Results:

If you answered **YES** to **ANY** of the questions above you have a **PRIORITY** project and **PRIORITY** project requirements **DO** apply. A Storm Water Management Plan, prepared in accordance with City Storm Water Standards, must be submitted at time of application. Please check the "MEETS PRIORITY REQUIREMENTS" box in Section 3.

If you answered **NO** to **ALL** of the questions above, then you are a **NON-PRIORITY** project and **STANDARD** requirements apply. Please check the "DOES NOT MEET PRIORITY Requirements" box in Section 3.

**SECTION 2**

<b>SIGNIFICANT REDEVELOPMENT:</b>	<b>YES</b>	<b>NO</b>
1. Is the project an addition to an existing priority project type? (Priority projects are defined in Section 1)		
<p>If you answered <b>YES</b>, please proceed to question 2.</p> <p>If you answered <b>NO</b>, then you <b>ARE NOT</b> a significant redevelopment and you <b>ARE NOT</b> subject to <b>PRIORITY</b> project requirements, only <b>STANDARD</b> requirements. Please check the "DOES NOT MEET PRIORITY Requirements" box in Section 3 below.</p>		
2. Is the project one of the following:		
a. Trenching and resurfacing associated with utility work?		
b. Resurfacing and reconfiguring surface parking lots?		
c. New sidewalk construction, pedestrian ramps, or bike land on public and/or private existing roads?		
d. Replacement of damaged pavement?		
<p>If you answered <b>NO</b> to <b>ALL</b> of the questions, then proceed to Question 3.</p> <p>If you answered <b>YES</b> to <b>ONE OR MORE</b> of the questions then you <b>ARE NOT</b> a significant redevelopment and you <b>ARE NOT</b> subject to <b>PRIORITY</b> project requirements, only <b>STANDARD</b> requirements. Please check the "DOES NOT MEET PRIORITY Requirements" box in Section 3 below.</p>		
3. Will the development create or add at least 5,000 square feet of impervious surfaces on an existing development or, be located within 200 feet of the Pacific Ocean and (1)create more than 2500 square feet of impermeable surface or (2) increases impermeable surface on property by more than 10%?		
<p>If you answered <b>YES</b>, you <b>ARE</b> a significant redevelopment, and you <b>ARE</b> subject to <b>PRIORITY</b> project requirements. Please check the "MEETS PRIORITY REQUIREMENTS" box in Section 3 below.</p> <p>If you answered <b>NO</b>, you <b>ARE NOT</b> a significant redevelopment, and you <b>ARE NOT</b> subject to <b>PRIORITY</b> project requirements, only <b>STANDARD</b> requirements. Please check the "DOES NOT MEET PRIORITY Requirements" box in Section 3 below.</p>		

**SECTION 3****Questionnaire Results:**

- ☐ MY PROJECT **MEETS PRIORITY REQUIREMENTS**, MUST COMPLY WITH PRIORITY PROJECT STANDARDS AND MUST PREPARE A STORM WATER MANAGEMENT PLAN FOR SUBMITTAL AT TIME OF APPLICATION.
- ☐ MY PROJECT **DOES NOT MEET PRIORITY REQUIREMENTS** AND MUST ONLY COMPLY WITH STANDARD STORM WATER REQUIREMENTS.

Applicant Information and Signature Box

Address:		Assessor Parcel Number(s):	
Applicant Name:		Applicant Title:	
Applicant Signature:		Date:	

This Box for City Use Only

City Concurrence:	Yes	No
By:		
Date:		
Project ID:		